

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/28 HANMER STREET WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9/4 LYONS STREET WILLIAMSTOWN VIC 3016	\$550,000	27-May-23
9/97 VERDON STREET WILLIAMSTOWN VIC 3016	\$552,000	14-Feb-23
LYONS STREET WILLIAMSTOWN VIC 3016	\$550,000	27-May-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 August 2023


**9/4 LYONS STREET  
WILLIAMSTOWN VIC 3016**
 2    1    1

Sold Price      **\$550,000**   Sold Date   **27-May-23**

Distance      **0.99km**

**9/97 VERDON STREET  
WILLIAMSTOWN VIC 3016**
 2    1    1

Sold Price      **\$552,000**   Sold Date   **14-Feb-23**

Distance      **1.52km**

**LYONS STREET WILLIAMSTOWN  
VIC 3016**
 2    1    1

Sold Price      **\$550,000**   Sold Date   **27-May-23**

Distance      **0.99km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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